

# *Village Homes Property Owners Association*

*1040 Evenstar Avenue, Westlake Village, CA 91361*

## **BOARD OF DIRECTORS MEETING**

April 10, 2019

### **Minutes**

#### **CALL TO ORDER AND ESTABLISH QUORUM**

The meeting of the Board of Directors of Village Homes Property Owners Association of April 10, 2019 was called to order at 5:30p.m.

#### **BOARD MEMBERS PRESENT**

A quorum was established with Board Members John Chavez, Laurence Stern, Michael McGillivary, and Kathleen Oates.

#### **APPOINT BOARD MEMBER**

MOTION: John Chavez made a motion to appoint Janet Wall to the board of directors to fill the vacancy left by Darius Rahbar. Mike McGillivary seconded the motion and it passed all in favor.

#### **OTHERS PRESENT**

Tish Matthews, Association Manager, The Emmons Company  
Valarie Alejo, Recording Secretary, The Emmons Company  
Sherry Stern – Architectural Committee  
5 Homeowners

#### **HOMEOWNER COMMENTS**

The owners of lot 14001 were present to express their concerns about people speeding though Village Homes. They are worried that a child may be fatally injured one day. Janet Wall advised the owners to contact the city with their concerns. The board will put an article in the next newsletter to remind owners to drive the speed limit. Management will also contact Bob Fleming at Carden Conejo and request that they remind all of the parents of the original traffic agreement and to remind them to slow down.

#### **COMMITTEE REPORTS**

**Greenbelt/Landscape-** Val Alejo reported Brightview completed the small strip on Triunfo Canyon. Janet reported that the ivy from Triunfo Park to Sandpiper looks terrible. She will have Elbin from Brightview look into it. Laurence Stern will contact Darius Rahbar to set up a meeting date to meet at to go over RFP for Village Homes.

**Architectural** – Mike McGillivary will follow up on lot# 48502 on their landscape request.

**Pools** – The pool heat is turned on and should be warm by Friday, April 15<sup>th</sup> for spring break. The pool furniture has been put out for the summer season.

**Finance Committee-** The reserve study has not yet been received but should be received very soon.

**Clubhouse & Violations-** A copy of the report was reviewed.

#### **APPROVAL OF MINUTES**

**March 13, 2019 General Meeting MOTION:** Mike McGillivary made a motion to approve the March 13, 2019 meeting minutes as presented. Laurence Stern seconded the motion, Janet Wall abstained and it passed.

**March 13, 2019 Executive Session for legal- MOTION:** Laurence Stern made a motion to approve the March 13, 2019 executive meeting minutes. Kathleen Oates seconded the motion, Janet Wall abstained and it passed.

## **FINANCIAL REPORT**

The financial report for March 2019 was presented by Michael McGillivray, showing total cash on hand of \$331,315.60 as of March 31, 2019 **MOTION:** A motion to approve the February 2019 financial report was made. The motion was seconded and passed unanimously. **MOTION:** Mike McGillivray made a motion move the \$100,000 in cash into a new 12 moth CD. John Chavez seconded the motion and it passed all in favor.

**Delinquency Report** – A copy of the log was reviewed.

## **MANAGEMENT REPORT**

Tish Matthews reported that Pacific Construction will start working on the lights in the parking lot on Friday, April 11, 2019.

## **OLD BUSINESS**

**Parking Lot Lights-** Work to begin this week.

**Termites-** The bids to patch and paint will be provided at the next meeting.

**Reserve Study-** Waiting for report to come back from Reserve Study Company.

**Brush Clearance Bids-** Janet Wall met with the owner from 805 goats to go over the weed abatement areas in more detail. After meeting with him, the bid had been revised to add more areas. **MOTION:** John Chavez made a motion to rescind the original proposal from 805 Goats and approve the proposal submitted from Bert Duzy. Kathleen Oates seconded the motion and it passed all in favor.

## **NEW BUSINESS**

Malibu Water Babies proposal- **MOTION:** John Chavez made a motion to approve the proposal submitted from Malibu Water Babies. The motion was not seconded and was not approved.

**Applied Powder Coat for Picnic Tables-** A proposal was submitted in the amount of \$1,900 to paint four tables including pick up and drop off. **MOTION:** John Chavez made a motion to approve the proposal submitted. Kathleen Oates seconded the motion and it passed all in favor. Val Alejo will contact vendor to set a pick up date.

**Oak Tree Deadwooding & Liquid Amber Removal Bids-** The board reviewed tree bids submitted by Mortimer Tree Service \$6,200, Brightview, \$2968 and Treescapes, \$3,870 to have three large oak trees dead wooded and one liquidambar tree completely removed. **MOTION:** Janet Wall made a motion to approve the bid submitted by Treescapes in the amount of \$ 3870.00 as long as the work can be completed by May 1, 2019. Kathleen Oates seconded the motion and it passed all in favor.

**Cooksey Lifeguard Bid-** The board would like Cooksey to provide the pool log of the number of people in the pool so that the hours on the contract may be adjusted. They would also like last year's contract for review.

**Brightview Tree Bid- fallen Euc- Brightview** was called on an emergency fallen tree call and submitted a bid to remove the broken branches and tree in the amount of \$1,950.00. The board would like to see if Treescapes can remove the tree for less than Brightview as they will be doing other tree work in the association. **MOTION:** John Chavez made a motion to use Treescapes to remove the eucalyptus tree if they are cheaper than Brightview. Kathleen Oates seconded the motion and it passed all in favor.

**Brightview Bid for Meadowland-** At the request of John Chavez, Brightview submitted a bid in the amount of \$1561.78 to remove all of the agave along Meadowland and install 6 crape myrtle trees and twenty (1) gallon of ice plant. No action was taken

## **CORRESPONDENCE**

None

## **BOARD COMMENTS**

## **NEXT MEETING**

The next board of directors meeting is scheduled for May 8, 2019 5:00 p.m. for executive session and 5:30 p.m. for the regular meeting.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:50p.m.

Respectfully submitted,

Valarie Alejo,  
Recording Secretary